

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, South Carolina 29403-5107**  
**and the**  
**S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT**  
**1362 McMillan Avenue, Suite 400**  
**Charleston, South Carolina 29405**

REGULATORY DIVISION  
Refer to: P/N #2005-1E-006-P

21 January 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**WANDO RIVER, LLC**  
**c/o ALAN SHEPPARD**  
**462 COMMONWEALTH ROAD**  
**MT. PLEASANT, SOUTH CAROLINA 29466**

for a permit to construct a community docking facility in the

WANDO RIVER

within the closure zone of Detyen's Shipyard, near the bridge on S.C. Hwy. #41, near Cainhoy, Berkeley County, South Carolina. (Latitude – 32.92372, Longitude – 79.82979)

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, 7 FEBRUARY 2005**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 12' x 20' covered fixed pierhead attached to highland by an 8' x 174' walkway. In addition, the applicant proposes to construct three (3) 10' x 260' floating finger docks attached to a 10' x 168' floating finger walkway which will be attached to the fixed pierhead by a 4' x 80' aluminum gangway. The purpose of this work is for the private recreational use of the future lot owners of the future private community.

**NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the**

**U.S. Army Corps of Engineers**  
**ATTN: REGULATORY DIVISION**  
**69A Hagood Avenue**  
**Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

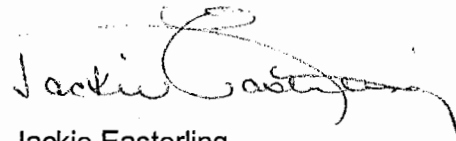
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics,

21 January 2005

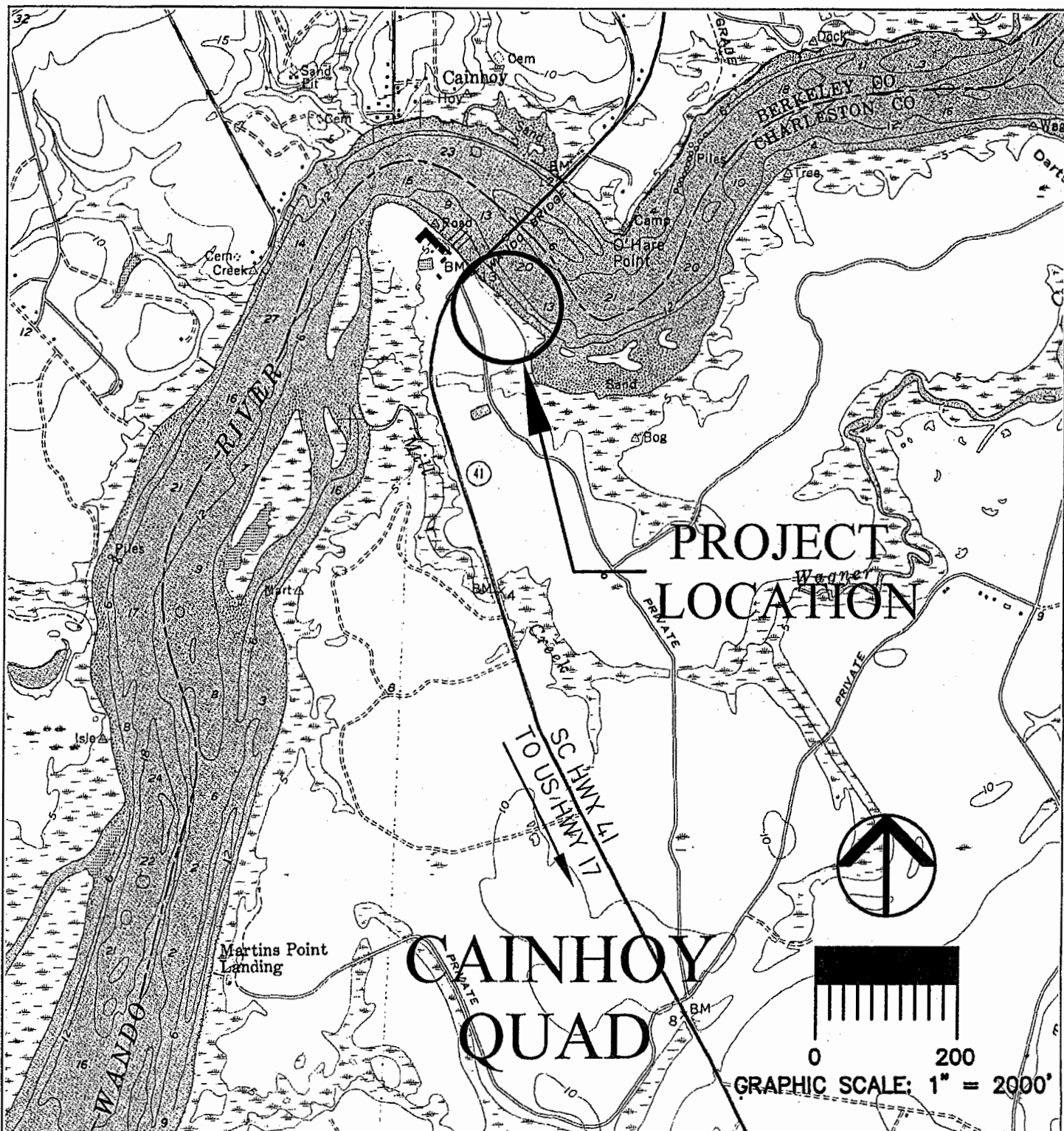
general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink, appearing to read "Jackie Easterling", with a stylized flourish extending from the end.

Jackie Easterling  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers



**OWNER/APPLICANT:**

WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**

ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLYK

**ADJACENT PROPERTY OWNERS:**

REFER TO SHEET P-3

LATITUDE: 32° 55' 16.6" N

LONGITUDE: 79° 49' 35.5" W

**CAINHOYS USGS QUAD SHEET  
BERKELEY COUNTY, SC**

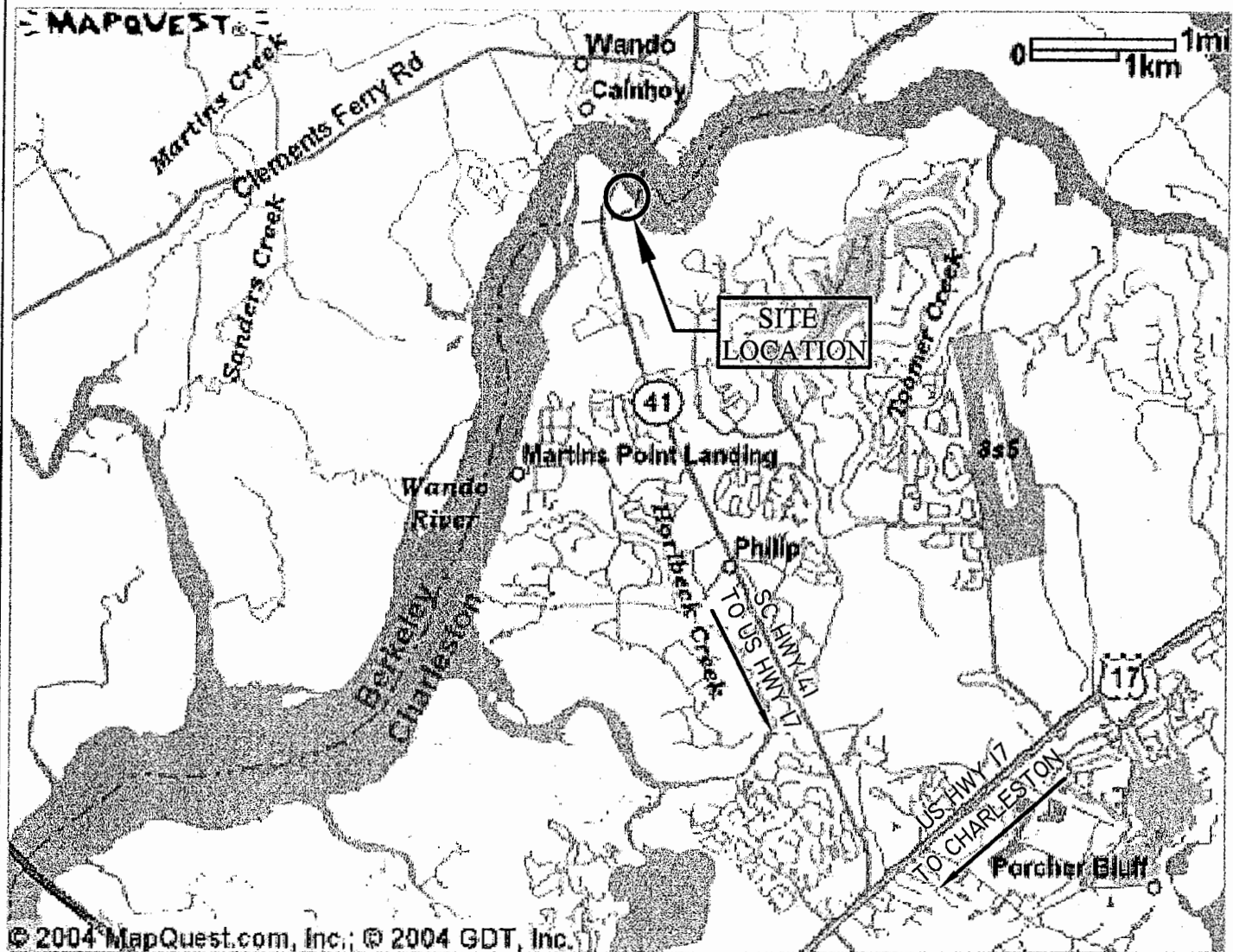
**THE RESERVE ON THE WANDO**

**PROPOSED:** CONSTRUCT COMMUNITY BOAT  
DOCKS THAT WILL PROVIDE BOAT DOCKING  
SPACE AND ACCESS TO NAVIGABLE  
WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CAINHOYS  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 1 OF 9

2005-1E-006

ZANDE-JON GUERRY TAYLOR P.E.  
FILE: WANDO DEV. DOCKS P-BASE\_P-1



0 6000  
GRAPHIC SCALE 1" = 6000'

**OWNER/APPLICANT:**

WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**

ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLYK

**ADJACENT PROPERTY OWNERS:**

REFER TO SHEET P-3

**LOCATION MAP**

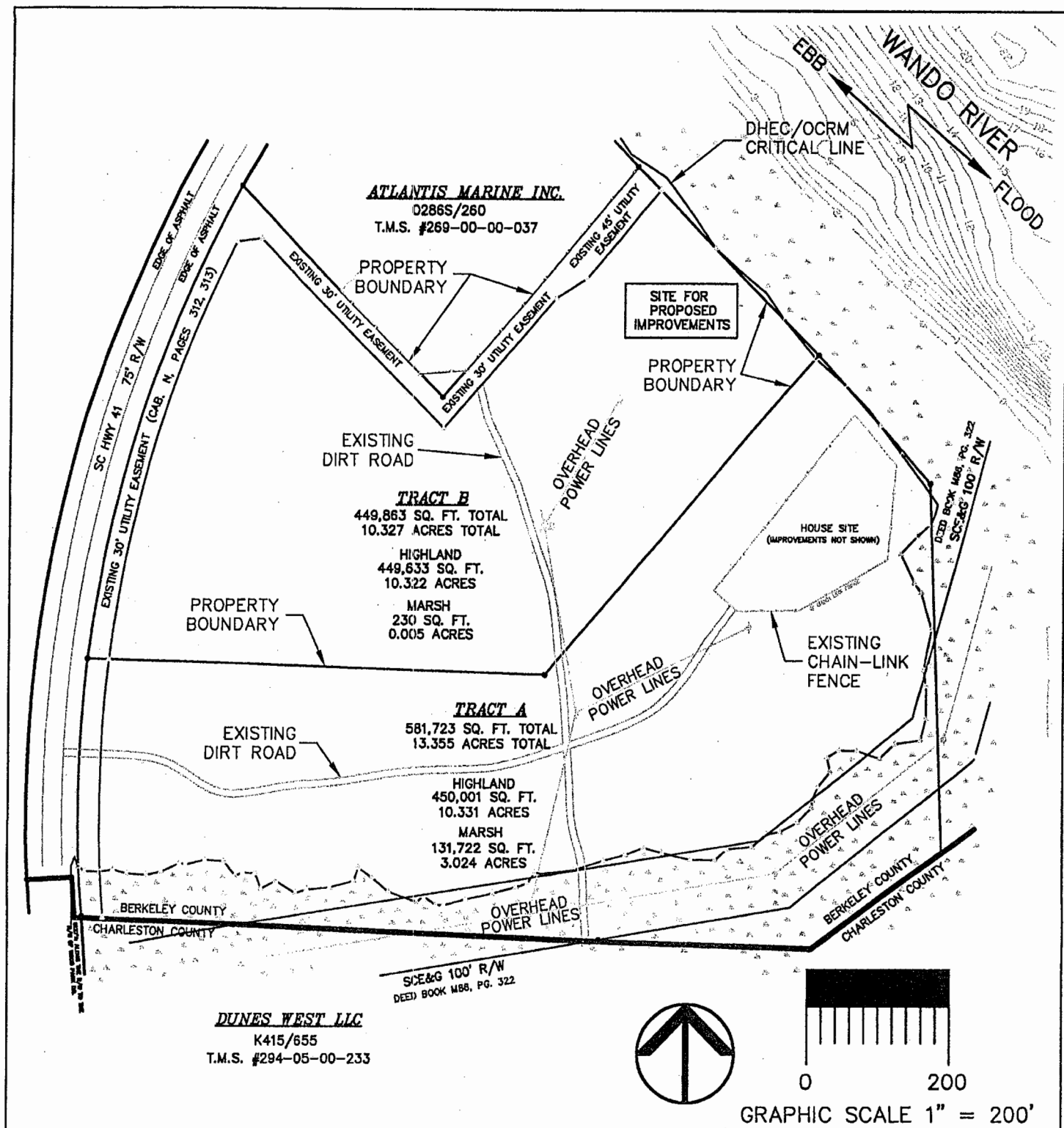
**THE RESERVE ON THE WANDO**

**PROPOSED:** CONSTRUCT COMMUNITY BOAT  
DOCKS THAT WILL PROVIDE BOAT DOCKING  
SPACE AND ACCESS TO NAVIGABLE  
WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CALHONY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 2 OF 9

2005-1E-006

ZANDE-JON GUERRY TAYLOR P.E.  
FILE: WANDO DEV. DOCKS P-BASE\_P-2



**OWNER/APPLICANT:**  
WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**  
ZANDE-JON GUERRY TAYLOR, P.E., INC.  
C/O MR. CRAIG PAWLYK

**ADJACENT PROPERTY OWNERS:**  
REFER TO SHEET P-3

## EXISTING OVERALL SITE AND SURROUNDING AREA

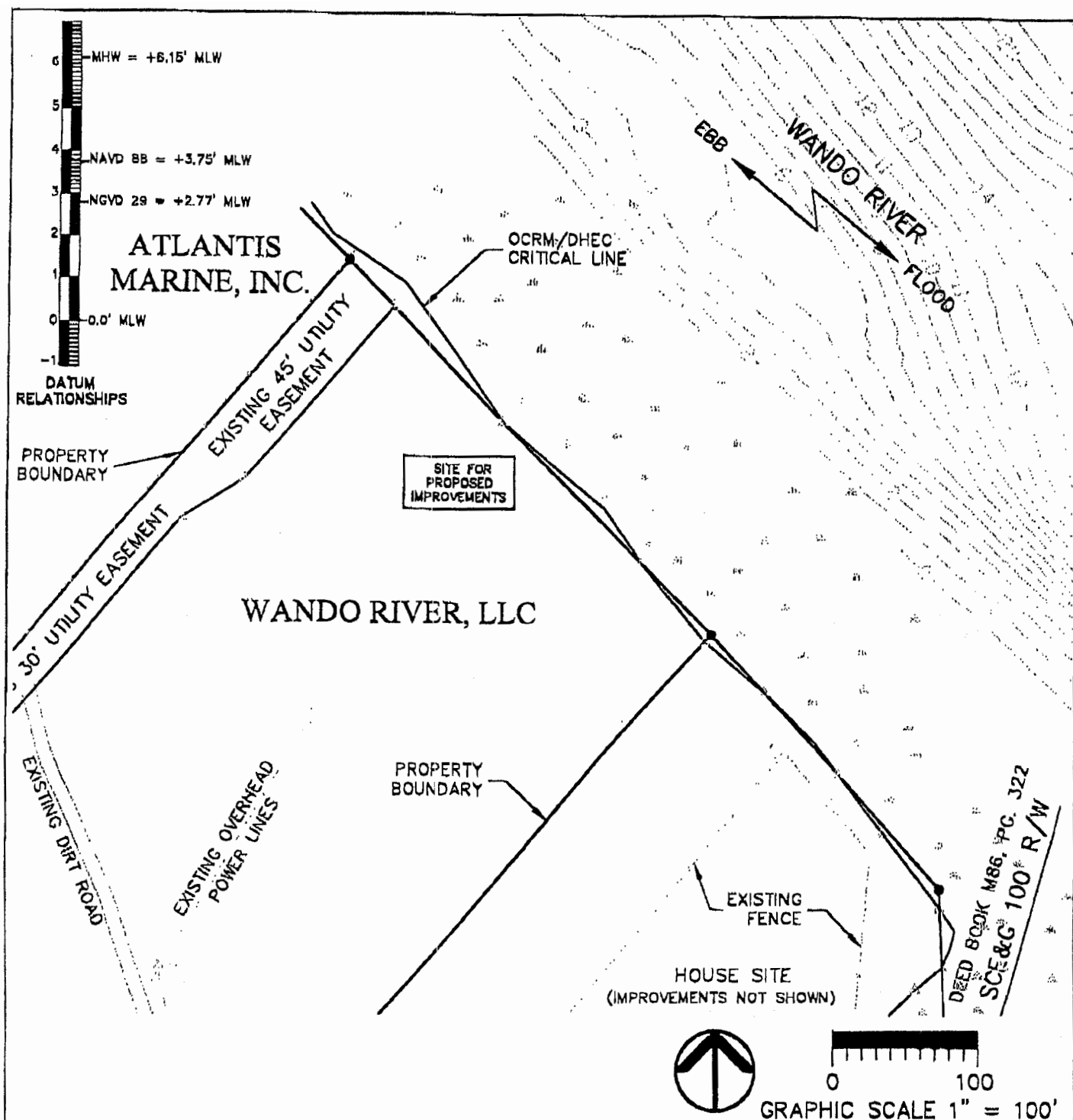
THE RESERVE ON THE WANDO

**PROPOSED:** CONSTRUCT COMMUNITY BOAT  
DOCKS THAT WILL PROVIDE BOAT DOCKING  
SPACE AND ACCESS TO NAVIGABLE  
WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CALINHOY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 3 OF 9

ZANDE-JON GUERRY TAYLOR P.E.  
FILE: WANDO DEV. DOCKS P-BASE\_P-3

2005-1E-006



**OWNER/APPLICANT:**

WANDO RIVER, LLC  
482 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
c/o: MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**

ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLYK

**ADJACENT PROPERTY OWNERS:**

REFER TO SHEET P-3

**EXISTING SITE**

THE RESERVE ON THE WANDO

**PROPOSED:** CONSTRUCT COMMUNITY BOAT  
DOCKS THAT WILL PROVIDE BOAT DOCKING  
SPACE AND ACCESS TO NAVIGABLE  
WATERS FOR COMMUNITY RESIDENTS.

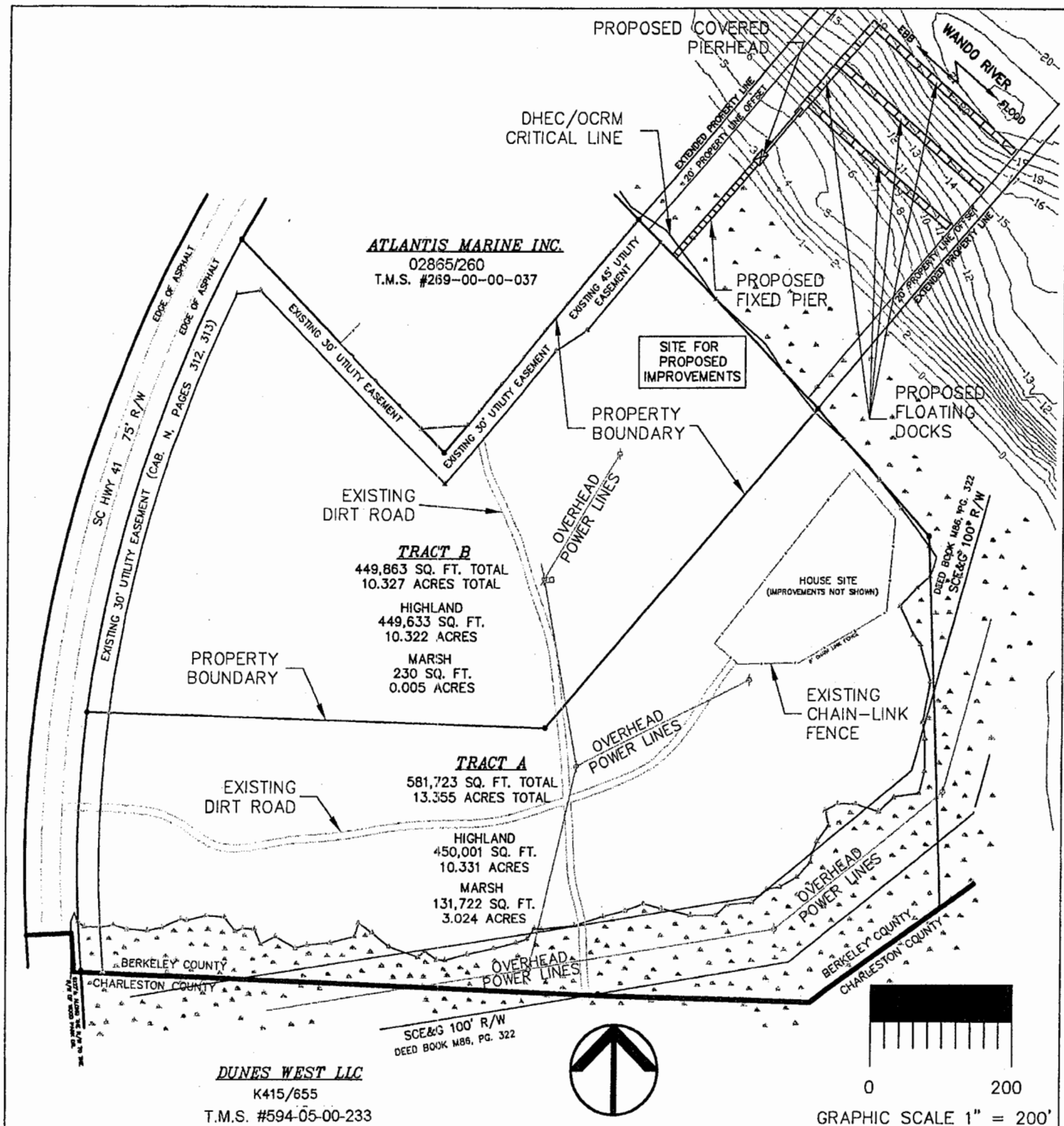
LOCATED NEAR: CAIINHONY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 4 OF 9

ZANDE-JON GUERRY TAYLOR P.E.

FILE: WANDO DEV. DOCKS P-BASE\_P-4

2005-1E-0060





**OWNER/APPLICANT:**

WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**

ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLYK

**ADJACENT PROPERTY OWNERS:**

REFER TO SHEET P-3

**PROPOSED IMPROVEMENTS**

THE RESERVE ON THE WANDO

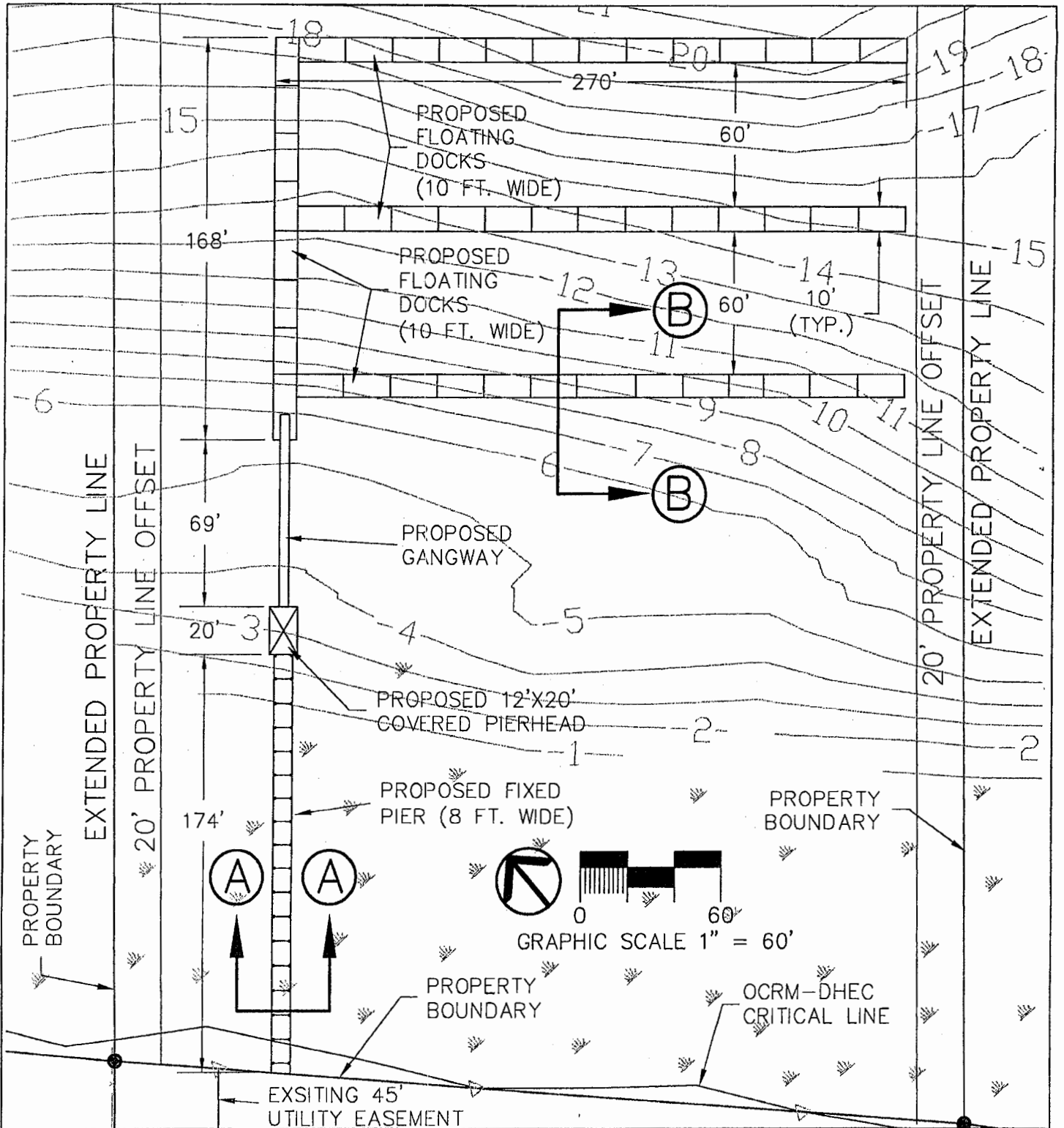
**PROPOSED:** CONSTRUCT COMMUNITY BOAT DOCKS THAT WILL PROVIDE BOAT DOCKING SPACE AND ACCESS TO NAVIGABLE WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CAIINHOY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 5 OF 9

ZANDE-JON GUERRY TAYLOR P.E.  
FILE: WANDO DEV. DOCKS P-BASE\_P-5

2005-1E-006





**OWNER/APPLICANT:**

WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O: MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**

ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLK

**ADJACENT PROPERTY OWNERS:**

REFER TO SHEET P-3

**PROPOSED DOCK LAYOUT**

THE RESERVE ON THE WANDO

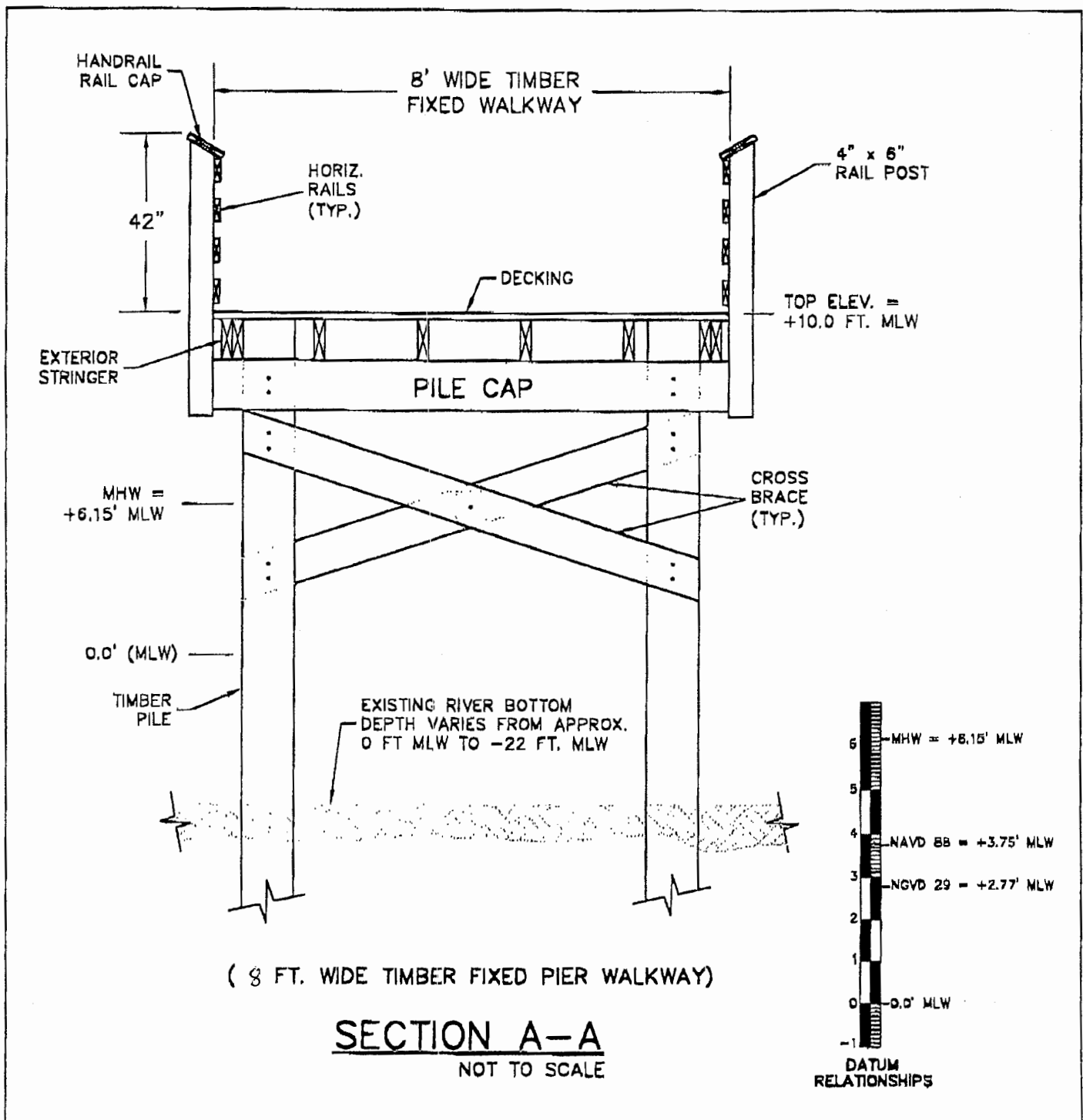
**PROPOSED:** CONSTRUCT COMMUNITY BOAT DOCKS THAT WILL PROVIDE BOAT DOCKING SPACE AND ACCESS TO NAVIGABLE WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CAIINHOY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 6 OF 9

ZANDE-JON GUERRY TAYLOR P.E.

FILE: WANDO DEV. DOCKS P-BASE\_P-6

2005-1E-006



**OWNER/APPLICANT:**

WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
c/o: MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**

ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLYK

**ADJACENT PROPERTY OWNERS:**

REFER TO SHEET P-3

**PROPOSED TYPICAL SECTIONS**

THE RESERVE ON THE WANDO

**PROPOSED:** CONSTRUCT COMMUNITY BOAT DOCKS THAT WILL PROVIDE BOAT DOCKING SPACE AND ACCESS TO NAVIGABLE WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CAIINHON

ON: WANDO RIVER

COUNTY OF: BERKELEY

STATE OF: SC

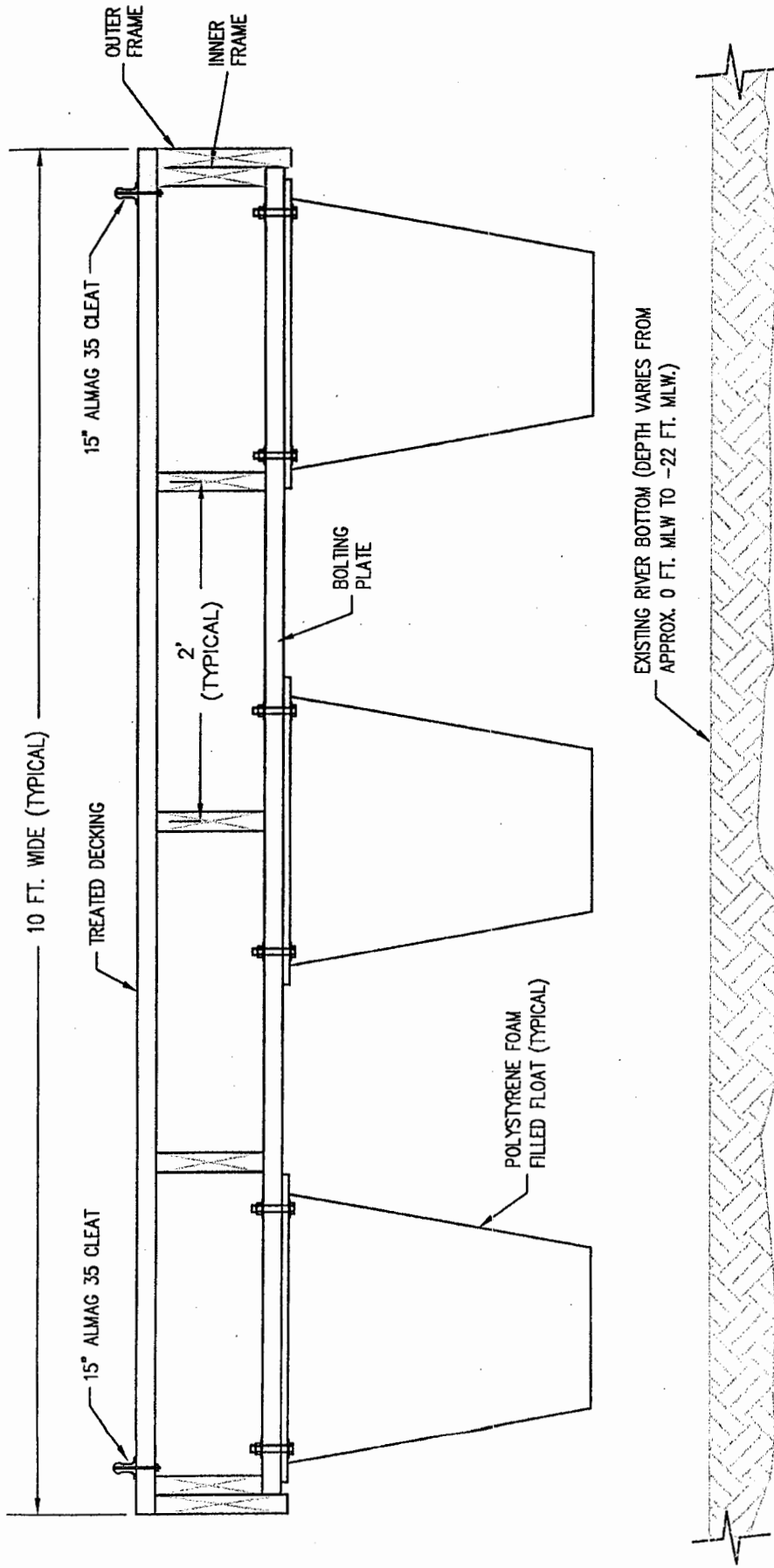
DATE: 12/17/04

REVISED DATE:

SHEET: 7 OF 9

ZANDE-JON GUERRY TAYLOR P.E.  
FILE: WANDO DEV. DOCKS P-BASE\_P-7

2005-1E-006



# 10 FT WIDE TIMBER FLOATING DOCK

## SECTION B-B

NOT TO SCALE

OWNER/APPLICANT:  
WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O MR. ALAN SHEPPARD

AUTHORIZED AGENT:  
ZANDE-JON GLERRY TAYLOR, P.E., INC.  
C/O MR. CRAIG PAWLKY

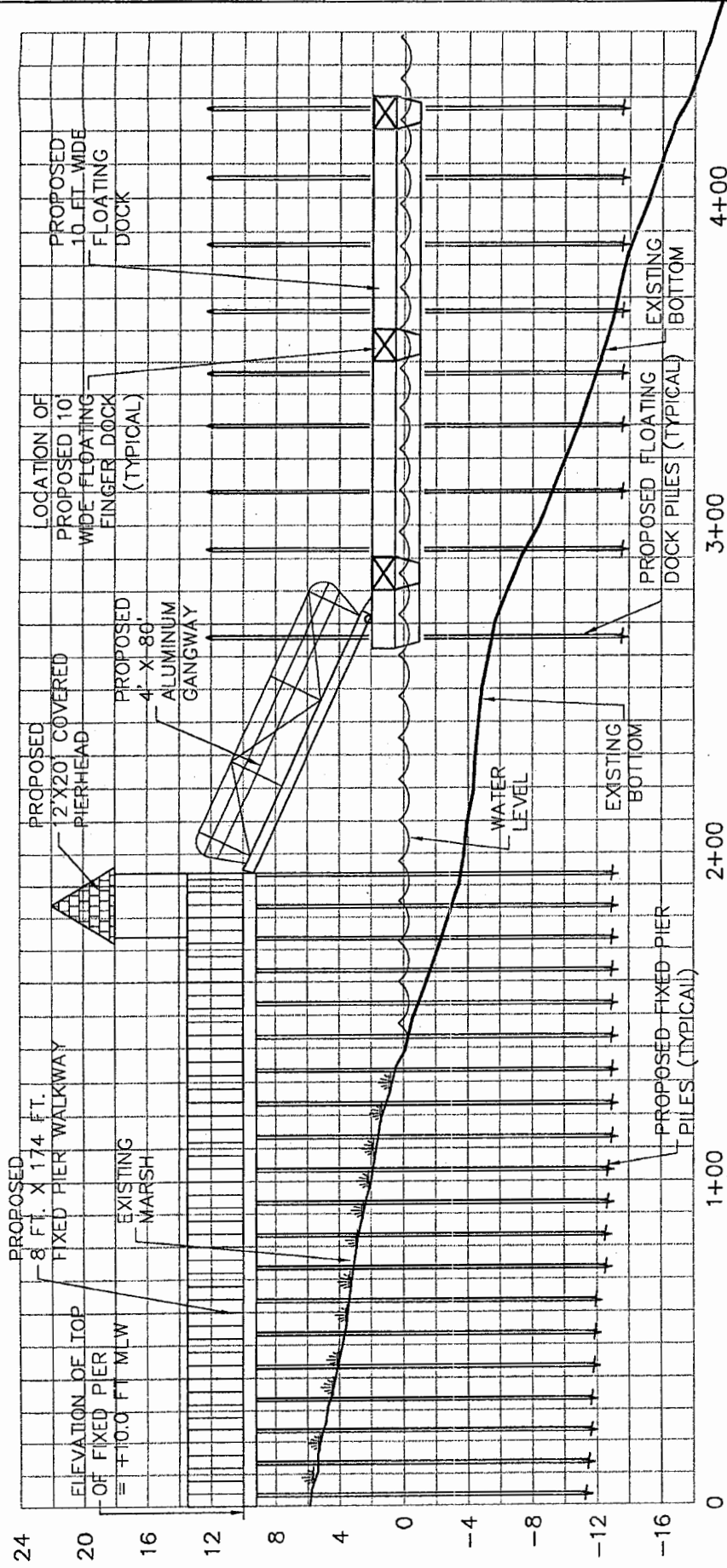
ADJACENT PROPERTY OWNERS:  
REFER TO SHEET P-3

## PROPOSED TYPICAL SECTIONS

THE RESERVE ON THE WANDO

PROPOSED: CONSTRUCT COMMUNITY BOAT  
DOCKS THAT WILL PROVIDE BOAT DOCKING  
SPACE AND ACCESS TO NAVIGABLE  
WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CAINHOY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 8 OF 9



# **ELEVATION VIEW** NOT TO SCALE

**OWNER/APPLICANT:**  
WANDO RIVER, LLC  
462 COMMONWEALTH ROAD  
MT. PLEASANT, SC 29466  
C/O MR. ALAN SHEPPARD

**AUTHORIZED AGENT:**  
ZANDE-JON GUERRY TAYLOR, P.E., INC.,  
C/O MR. CRAIG PAWLAK

**ADJACENT PROPERTY OWNERS:**  
REFER TO SHEET P-3

## **PROPOSED TYPICAL ELEVATION**

**THE RESERVE ON THE WANDO**  
3005-1E-000

**PROPOSED:** CONSTRUCT COMMUNITY BOAT DOCKS THAT WILL PROVIDE BOAT DOCKING SPACE AND ACCESS TO NAVIGABLE WATERS FOR COMMUNITY RESIDENTS.

LOCATED NEAR: CAINHOY  
ON: WANDO RIVER  
COUNTY OF: BERKELEY  
STATE OF: SC  
DATE: 12/17/04  
REVISED DATE:  
SHEET: 9 OF 9

